

## 721-11/12/13      **PERMANENT PARTY - BACHELOR ENLISTED QUARTERS (PN)**

### GROSS PLANNING CRITERIA FOR NEW CONSTRUCTION FOR 721-11/12/13

| <b>(1+1) module</b>        | <u>3 Stories or less</u> | <u>More than 3 stories</u> |
|----------------------------|--------------------------|----------------------------|
| Sleeping/Living Area *     | 46 sq. m                 | 46 sq. m                   |
| Core Area /Circulation/MEC | 20 sq. m                 | 24 sq. m                   |
| Total Module Allowance     | 66 sq. m                 | 70 sq. m **                |

\* Includes MEC (mechanical, electrical and communication) space inside the module. This does not include circulation outside the module or MEC space outside the module. The module total allowance of 46 sq. m only refers to the sleeping quarters, closets, bathroom, counter/microwave/refrigerator area, interior circulation, and associated MEC space inside the module. All new bachelor quarters will have an additional space for a core area plus circulation and MEC requirements.

\*\* Applies to any bachelor quarters over 3 stories, all exterior corridor style bachelor quarters and special design requirements for historical preservation, etc. For interior corridor bachelor quarters, 3 stories or less, modules between 66-70 sq. m must be individually justified.

The one plus one module is sized for one E5-E9 or two E1-E4 personnel. Refer to Table 721-11. All construction projects will identify maximum occupancy or the number of E1-E4 personnel that can occupy the quarters and the intended use capacity. The intended use capacity cannot exceed the number from the R-19 except for rounding purposes.

There are three basic entry styles for the (1+1) style apartments; exterior corridor style, interior corridor style and open landing access style. Open landing access style, generally preferred for economics, is not applicable over three stories. When sufficient real estate creates options as to style of bachelor quarters, an economic analysis is recommended.

### CORE AREA

The typical core area to be provided for all BEQs is shown below. In design, installation commanders have flexibility to modify core space designations and/or functions to meet mission needs or local conditions.

Administration area consisting of lobby, front desk, office space, copier/computers

|                    |                   |               |
|--------------------|-------------------|---------------|
| Public Toilets     | Janitor's Closets | Linen Storage |
| Multi-purpose Room | Game Room         | Vending       |
| Community Kitchen  | Central Laundry   | Housekeeping  |
| Mail Services      | Bulk Storage      |               |

Optional areas in addition to the module gross square footage if not provided within 1/2 kilometer.

|                      |                       |                      |
|----------------------|-----------------------|----------------------|
| Video Tape Room      | Exercise Room         | Video/Game Room      |
| 50,000 sq. mm/module | 150,000 sq. mm/module | 90,000 sq. mm/module |

Excercise rooms may also be provided if the waiting list to use existing facilities averages over an hour. Video tape room and Video/Game rooms may also be provided where existing facilities have reached full capacity. All these areas are accounted for as part of the bachelor quaters.

## **PARKING FOR PERMANENT PARTY PERSONNEL**

Automobile parking for 70% of the residents must be provided. Visitor parking for 1% of the residents with handicapped spaces as required by Navy Design Criteria. In addition, provide motorcycle parking for 5% of the residents and bicycle parking for 15% of the residents. One car wash area with a water source and an oil separator will also be provided.

Note: Some overseas or CONUS Activities may have unique circumstances that require less parking. In these cases, parking will be based on a parking survey of current residents.

## **OUTSIDE RECREATION**

Provide one sand volleyball court and one full outdoor basketball court per 300 residents if not available within 1/2 kilometer. Similar outdoor recreation facilities can be substituted. Picnic areas and barbecue areas are required for all bachelor quarters. All outdoor recreation used exclusively for bachelor quarters will be accounted under a bachelor quarters category code.

**TABLE 721-11**  
Navy Permanent Bachelor Enlisted Quarters

| <b>RANK/RATE</b>      | <b>OSD MINIMUM STANDARDS OF ACCEPTABILITY*</b>  | <b>PLANNING CRITERIA FOR NEW CONSTRUCTION</b>  |
|-----------------------|---|--|
| E-7 - E-9<br>(721-13) | Private room and bath. Minimum 25 sq. m (270 SF) net living area.   | Living room and sleeping room; 22 net sq. m sleeping/ living area, plus private bath, service area, approximately 4 net sq. m closets. Module is 46 gross sq. m.                             |
| E-5 - E-6<br>(721-12) | Private room and a bath shared with not more than one other. Minimum 12.5 sq. m (135 SF) net living area. | Sleeping room and living room occupied by one person; 22 net sq. m sleeping/ living area plus private bath, two closets approx 2 net sq. m each, and service area. Module is 46 gross sq. m. |
| E-1 - E-4<br>(721-11) | Not more than four to a room. Central bath. Minimum 8.4 sq. m (90 SF) net living area.                    | Two sleeping rooms each occupied by one person; 11 net sq. m living area/ person, plus bath, two closets approx 2 net sq. m each, and service area. Module is 46 gross sq. m.                |

\* OSD minimum standards of acceptability apply to billeting management rather than to facility condition for NFADB reporting purposes.

## **RENOVATION STANDARDS**

Renovation work should use standards for new construction, but common sense and economics may justify variations. For example, oversized units in existing configurations like the 1983 two-plus-two style, can be cost effective when major work like bathrooms and block walls are left in place. This could happen when a 4 person module is converted to a 2 person module.

Under-sizing is not desirable, but when major expenses can be avoided with a renovation somewhere between construction standards and assignment standards, that option will need to be at least shown and discussed. Renovation below assignment standards normally will not be considered.

The renovation, conversion or replacement choices should be considered and addressed briefly on all renovation projects.

## **REPAIR STANDARDS**

Repair work may be limited to original standards used for the existing buildings.